



Jared Eigerman <jeigerman@gmail.com>

Re: Ad Hoc Cmte. on Waterfront West -- Meeting on Tues., Nov. 20, 6:30 pm - 8:00 pm

1 message

Jared Eigerman <jeigerman@gmail.com>

Tue, Nov 20, 2018 at 2:24 PM

To: JR Larry Giunta <larrygiunta12@gmail.com>, Heather Shand <heather.shand@gmail.com>, Joseph Devlin <jdevlinnbpt@gmail.com>, Afroz Khan <afroz414@gmail.com>, Barry Connell <envirocom@comcast.net>, "Tom O'Brien" <thomasobrien11@aol.com>, Gregory Earls <GEarls25@comcast.net>, Charles Tontar <tontarc@gmail.com>, Sharif <Sharif@reachsharif.com>

Cc: Andrew Port <APort@cityofnewburyport.com>, Leah McGavern <lmcgavern@gmail.com>, Rishi Nandi <r7nandi@yahoo.com>, Rick Taintor <rtaintor@gmail.com>, Donna Holaday <dholaday@cityofnewburyport.com>, Matthew Coogan <mcoogan@cityofnewburyport.com>, "Richard B. Jones" <rjones@cityofnewburyport.com>

And, there's more:

1. DRAFT minutes from Nov. 15
2. Written testimony from Rick Taintor re viewsheds and building heights

So, there are three emails to mine for attachments: (a) mine dated Nov. 18; (b) Director Port's dated Nov. 19; and (c) this one.

See you all, soon.

On Sun, Nov 18, 2018 at 3:08 PM Jared Eigerman <jeigerman@gmail.com> wrote:

1. Topics for Nov. 20 Meeting: (A) Dimensions; (B) Land Uses; and (C) Inclusionary Affordable Housing
2. Format for Nov. 20 Meeting: 90 minutes. We'll start by taking some public comment. The rest of the meeting we'll discuss the meat of any zoning ordinance: (A) Dimensions; and (B) Land Uses. Because residential uses are likely, we will address (C) inclusion of affordable units.
3. What's the Point of Nov. 20 Meeting?:
 - 3.A. Dimensions:
 - On Nov. 8, we established that WW development need not replicate dimensions of 1811-12 commercial rows around Market Square / lower State Street, but must be consistent with same design principles.
 - On Nov. 15, we established that WW development should account for both current flood levels and expected sea-level rise to 2100 A.D., and that barring residential uses (sometimes called "habitable" space) until ca. 24"-0" [to be verified] above North American Vertical Datum of 1988 (NAV 88) matches "best practice."
 - Questions for Nov. 20: What does it *mean qualitatively* to be consistent with design principles of historic Downtown in terms of: (i) site coverage, (ii) set backs, (iii) street frontage, and (iv) building heights? Just as an example, one goal of Planning Board / City Council group was: "The existing skyline still dominates the view scape from across the river." What more *information* do we need?
 - 3.B. Land Uses:
 - On Nov. 8, we established that mixed uses would be consistent with Downtown.
 - On Nov. 15, we established that appropriate ground-level uses include facilities of public accommodation (e.g. retail, restaurant, and hotel), and parking, but *not* residential due to flood plain and sea-level rise.
 - Questions for Nov. 20: What are the right *proportions* of ground-level FPAs, upper-level residential and/or office, as well as "maritime uses such as marinas" called for in 2003 Waterfront Strategic Plan? Just as examples, goals of Planning Board / City Council group included: "There are an appropriate number of commercial/retail/ office spaces along the water between *Michaels* and the *Black Cow* to ensure a vibrant public experience," "NED has committed to the hotel," and "[Harbormaster] Paul Hogg is confident that the marina activity will not be negatively impacted."
 - 3.C. Inclusionary Affordable Housing:
 - Questions for Nov 20: Given that citywide requirement is 12% of total dwelling unit count for projects of six or more units, should we: (i) require higher percentage?; (ii) allow provision off site and/or in-lieu cash payments?; (iii) require deeper affordability? (Please see AHT letter, attached.)

4. Draft Minutes from Nov. 15 Meeting: Still pending.

5. Attachments: (A) Ten Zoning Considerations grid (see rows 2., 3., and 7., all columns); (B) Sample View of WW from Gillis Bridge; (C) Sample Photosimulation; (D) NED diagram of State law (Chapter 91) constraints; and (E) Letter from Affordable Housing Trust.

Thank you.

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2 attachments



AHC on WW -- Minutes for November 15.docx
40K



Memo 181119 height.pdf
895K